

DOUGLAS ELLIMAN COMMERCIAL

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Property Address: 0020-10036 VENICE. BLVD
CULVER CITY, CA 90232

PRICE: \$6,695,000

INVESTMENT SUMMARY

YEAR BUILT	1985	
SEPARATE UNITS	8	
APPX. LOT SIZE	16,988	
APPX. SQ. FT.	9,773*	9,662*
STORIES	1	
PARKING SPACES	17	
ZONING	LAC2	
* Per Assessor	9,773 FT	
* Per Leases		9,662 FT.
	Current	Pro Forma
CAP:	4.22%	9.63%
Cash on Cash:	0.00%	0.00%

**10020 - 10036 VENICE BLVD. CULVER CITY, CA 90232
APN# 4207-005-035**

SCHEDULED INCOME:				CURRENT RENT		PROFORMA	
				Unit	Monthly Income		Monthly Income
				10020	\$4,850.00		
				10022	\$7,575.30		
	AVG.	\$3.94 FT.	NNN	10024	\$3,255.00	\$5.50 FT.	\$53,751.50
				10026	\$5,303.45		
*All Square Footages Per Leases				10028	\$3,600.00		
				10030-32	\$5,200.00		
				10034-36	\$8,295.00		
Total Scheduled Rent:					\$38,078.75		
NNN INCOME					\$0.00		\$14,522
Parking Income:					\$0.00		\$0
Monthly Gross Income:					\$38,078.75		\$53,752
Annual Gross Income:					\$456,945.00		\$819,279

ANNUAL INCOME

	Current			Pro Forma	
Scheduled Gross Income:	\$456,945			\$819,279	
Less Vacancy Reserve Rate:			*		
Gross Operating Income:	\$456,945			\$819,279	
Less Expenses:	(\$174,261)	38.14%	*	(\$174,261)	21.27%
Net Operating Income:	\$282,684			\$645,018	
Less Debt Service:					
Pre-Tax Cash Flow:	\$282,684		**	\$645,018	
Plus Principal Reduction:					
Total Return Before Taxes:	\$282,684		**	\$645,018	#DIV/0!

* As a percent of Scheduled Gross Income.

** As a percent of Down Payment.

FINANCING INFORMATION

Price:		Terms:	Years Amortized
Down Payment:		Interest rate:	Fixed for 5 yrs
Loan amount:		Monthly Payment:	

ESTIMATED ANNUAL EXPENSE

ITEM	AMOUNT
Real Estate Taxes	\$75,319
Insurance	\$15,287
Trash	\$12,473
Maintenance & Repairs	\$33,503
Plumbing & Electrical	\$6,110
Water	\$19,320
Gardening	\$1,150
Utilities	\$2,171
Legal Fees	\$5,000
License & Fees	\$3,929
TOTAL EXPENSES:	\$174,261

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